

FEE \$ 500

BLDG PERMIT NO. 52965

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2993 HWY 6450

TAX SCHEDULE NO. 2945-094-16-015

SUBDIVISION GRAND JUNCTION COLO

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 81506 UNIT #15 (COBSLER)

FILING Cottonwood Mall

SQ. FT. OF EXISTING BLDG(S) 600 FT 40x15

BLK SP

LOT # 15

(1) OWNER'S CURTIS & TERE RARTH

NO. OF DWELLING UNITS BEFORE: — AFTER: 1 CONSTRUCTION

\* KIRBY HOWES

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2937 WERICA CT

USE OF ALL EXISTING BLDGS Commercial Retail

(1) TELEPHONE (303) 743-0320

DESCRIPTION OF WORK & INTENDED USE: 67% Shoe repair

(2) APPLICANT Same as

Interior Finish 33% retail display

(2) ADDRESS Above

(2) TELEPHONE Same

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

Landscaping / Screening Required: YES existing NO NO

SETBACKS: Front — from Property Line (PL) or — from center of ROW, whichever is greater

Parking Req'mt as per Mall

Side — from PL Rear — from PL

Special Conditions: no C.O. until Sewer is available. SPR-95-37

Maximum Height —

CENSUS TRACT 9 TRAFFIC ZONE 11

Maximum coverage of lot by structures —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature]

Date 7/6/95

Department Approval Bonnie Edwards

Date 7/6/95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. PIER # 818

Utility Accounting [Signature]

Date 7-6-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)